

## REPORT OF THE COMMITTEE ON ZONING AND BUILDING

July 27, 2010

The Honorable,  
The Board of Commissioners of Cook County

### ATTENDANCE

Present: Acting Chairman Goslin, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Moreno, Peraica, Reyes, Schneider, Sims, Steele and Suffredin (14)

Absent: President Stroger, Chairman Silvestri and Vice Chairman Murphy (2)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

### SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on the proposed Special Use, Unique Use of certain property described therein, and recommends that the application be Denied:

303343      DOCKETS #8590/8588 - JOSE L. & LAURA ALVAREZ, Owners, 10309 West Lyndale Avenue, Melrose Park, Illinois 60164. Application (No. SU-09-16; Z09091). Submitted by Mila Gloria Novak, 2300 West Lake Street, Melrose Park, Illinois 60160. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residential District for rental of a single family detached coach house to reduce lot area from 10,000 sq. ft., to 9,360 sq. ft., (existing); reduce left side yard setback from 10' to 0' (existing); reduce rear yard setback from 40' to 8' (existing); reduce distance between two principal structures from 10' to 3.5' (existing); reduce distance between principal coach house and accessory shed from 10' to 3' (existing) for single family rental of coach house (if granted under companion SU-09-16); and to reduce right side yard setback from 10' to 2.1' (existing) on detached garage (with companion Variance V-09-74 for setback issues on the coach house) in Section 33 of Leyden Township. Property consists of 0.21 of an acre located on the south side of West Lyndale Avenue, approximately 120 feet west of Fairfield Avenue in Leyden Township, County Board District #16. Intended use: For rental of a single family detached coach house. **Recommendation: That the application be denied.**

Conditions:      None

Objectors:      The Village of Franklin Park and Leyden Township. The Zoning Board of Appeals received resolutions of objection from Leyden School District #212 and the City of Northlake.

**Commissioner Peraica, seconded by Commissioner Gorman moved, to deny Communication No. 303343. The motion carried.**

### SECTION 2

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

305002      DOCKET #8607 - SALVATORE GENUALDI, Owner, 803 North Parkside Avenue, Itasca, Illinois 60143, Application (No. SU-09-20; Z09109). Submitted by Ron McDermot, Shefsky, & Frolech, 111 East Wacker Drive, Suite #2800, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to operate a landscape business including the operation and storage of vehicles in connection with the landscape business (no maintenance or fueling of vehicles at site) and to permit off street parking for the business in Section 33 of Elk Grove Township. Property consists of approximately 1.22 acres located on the north side of Devon Avenue, approximately 130 feet east of Ridge Avenue in Elk Grove Township, County Board District #17. Intended use: To operate landscape business including the operation and storage of vehicles.

**Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

**Commissioner Moreno, seconded by Commissioner Peraica moved, the approval of Communication No. 305002. The motion carried.**

**Commissioner Suffredin voted Present on the above Communication No. 305002.**

### **SECTION 3**

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

305003      DOCKET #8609 - HELPING HAND REHABILITATION CENTER, Owner, 9649 West 55th Street, Countryside, Illinois 60525, Application (No. SU-10-01; Z10001). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to construct and establish a group home facility for up to eight (8) individuals with developmental and/or physical disabilities in Section 17 of Lyons Township. Property consists of approximately 0.69 of an acre located on the north side of 62nd Street, approximately 650 feet west of Brainard Avenue in Lyons Township, County Board District #16. Intended use: For a group home facility up to eight (8) individuals with developmental and or physical disabilities.

**Recommendation: That the application be granted.**

Conditions: Driveway to be constructed of water permeable material. Modicum of landscaping in front yard to make the appearance more residential than institutional. To the extent the applicant thinks suitable, consider reducing the size of the driveway. That the applicant be required to demonstrate full compliance with the state Community Living Facilities Licensing Act 210 ILCS 35/1 et seq., and other appropriate state rules and regulations; and provided further that the applicant demonstrate integration of the storm-water and drainage recommendations submitted by the Lyons Township Highway Commission.

Objectors: The Fire Chief of Pleasant View Fire Protection District is not in favor of location and 175 neighbors.

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Commissioner Moreno offered additional language to the amendment from the Lyons Township Highway Commission to the Zoning Board of Appeals to include: "That the applicant be required to demonstrate full compliance with the state Community Living Facilities Licensing Act 210 ILCS 35/1 et seq., and other appropriate state rules and regulations; and provided further that the applicant demonstrate integration of the storm-water and drainage recommendations submitted by the Lyons Township Highway Commission".

**Commissioner Moreno, seconded by Commissioner Peraica, moved to accept the amended language on conditions from the Lyons Township Highway Commission. The motion carried.**

**Commissioner Moreno, seconded by Commissioner Sims moved, the approval of Communication No. 305003, as amended. The motion carried.**

#### **SECTION 4**

Your Committee has considered the following numbered and described applications requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use on certain properties described therein:

305670      DOCKET #8620 - STANLEY LIGAS, Owner, 16354 Stoney Brook Drive, Lemont, Illinois 60439, Application (No. SU-10-02; Z10013). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-79-01 in Section 9 of Stickney Township. Property consists of approximately 0.17 of an acre located on the west side of Lorel Avenue, approximately 239 feet south of 49th Street in Stickney Township, County Board District #11. Intended use: For continued use of two dwelling units in the existing structure. No new improvements proposed. **Recommendation: That the application be granted.**

Conditions:      None

Objectors:      None

The Cook County Zoning Board of Appeals to whom said applications was referred, submitted a Communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

**Commissioner Moreno, seconded by Commissioner Schneider moved, the approval of Communication No. 305670. The motion carried.**

#### **SECTION 5**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

307884      DOCKET #8644 – S. SAMPRA, Owner, Application (No. V-10-30): Variation to increase height of fence in front yard from 3 feet to 6 feet; reduce left side yard setback from 15 feet to 10 feet (existing accessory); and reduce distance between principal and accessory from 10 feet to 2.5 feet (existing) for a fence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the south side of Oak Place, approximately 100 feet west of Meadow Lane in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions:      None

Objectors:      None

307885      DOCKET #8645 – M. JOAST, Owner, Application (No. V-10-31): Variation to increase height of fence in front yard from 3 feet to 6 feet for a fence in the R-3 Single Family Residence District. The subject property consists of approximately 1.05 acres, located on the east side of Hibbard Road, approximately 1,480 feet north of Winnetka Avenue in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions:      None

Objectors:      None

307886      DOCKET #8650 – S. MARTINO, Owner, Application (No. V-10-34): Variation to reduce front yard setback from 40 feet to 23.88 feet (existing thru lot); and reduce distance between principal and accessory from 10 feet to 8.4 feet for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 1.30 acres, located on the south side of 174th Street and the north side of 175th Street (thru lot) in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 307887 DOCKET #8651 – E. & T. NEAL, Owners, Application (No. V-10-35): Variation to reduce corner side yard setback from 15 feet to 3 feet (existing) for a shed in the R-6 General Residence District. The subject property consists of approximately 0.31 of an acre, located on the northwest corner of Creekview Drive and Valley View Drive in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 307888 DOCKET #8652 – K. MEDLEY, Owner, Application (No. V-10-36): Variation to reduce left side yard setback from 15 feet to 10 feet for a detached accessory structure in the R-4 Single Family Residence District. The subject property consists of approximately 0.68 of an acre, located on the west side of Potter Road, approximately 500 feet south of Central Road in Maine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 307889 DOCKET #8653 – E. BRANDT, Owner, Application (No. V-10-37): Variation to reduce right side yard setback from 10 feet to 5.3 feet; and reduce distance between principal and accessory from 10 feet to 4 feet for a new detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the east side of Highland Avenue, approximately 404 feet north of Techny Road in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

**Commissioner Moreno, seconded by Commissioner Schneider moved, the approval of Communication Nos. 307884, 307885, 307886, 307887, 307888 and 307889. The motion carried.**

## **SECTION 6**

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 307890 SOUTH PALOS TOWNSHIP SANITARY DISTRICT, Owner, 8102 West 119th Street, Unit 1130, Palos Park, Illinois 60464, Application (No. SU-10-10; Z10049). Submitted by Gregory T. Smith, Klein, Thorpe & Jenkins, Ltd., 20 North Wacker Drive, Suite 1660, Chicago, Illinois 60606. Seeking a SPECIAL USE, in the R-4 Single Family Residence District to operate, maintain and upgrade a sanitary sewage lift station on the subject property as a public utility in Section 35 of Palos Township. Property consists of approximately 0.010 of an acre located on the west corner of 84th Avenue (Private) and 128th Street (Private) in Palos Township, Cook County Board District #17. Intended use: To operate, maintain and upgrade a sanitary sewage lift station on the subject property as a public utility.

- 307891      SOUTH PALOS TOWNSHIP SANITARY DISTRICT, Owner, 8102 West 119th Street, Unit 1130, Palos Park, Illinois 60464, Application (No. SU-10-11; Z10050). Submitted by Gregory T. Smith, Klein, Thorpe & Jenkins, Ltd., 20 North Wacker Drive, Suite 1660, Chicago, Illinois 60606. Seeking a SPECIAL USE, in the R-4 Single Family Residence District to operate, maintain and upgrade a sanitary sewage lift station on the subject property as a public utility in Section 35 of Palos Township. Property consists of approximately 0.108 of an acre located on the northeast corner of 129th Street and 85th Court in Palos Township, Cook County Board District #17. Intended use: To operate, maintain and upgrade a sanitary sewage lift station on the subject property as a public utility.
- 307892      MARCO MIRANDA, Owner, 3739 West 115th Street, Alsip, Illinois 60803, Application (No. SU-10-12; Z10051). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-83-04 in Section 23 of Worth Township. Property consists of approximately .14 of an acre located on the south side of 115th Street approximately 99.5 feet east of Hamlin Avenue in Worth and Lake Townships, Cook County Board District #6. Intended use: For continued use of the two (2) unit Single Family Residence District.

**Commissioner Moreno, seconded by Commissioner Gorman, referred the New Applications Communication Nos. 307890, 307891 and 307892 to the Zoning Board of Appeals. The motion carried.**

**Commissioner Schneider, seconded by Commissioner Daley, moved to adjourn, the motion carried and the meeting was adjourned.**

Respectfully submitted,  
Committee on Zoning and Building

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Gregg Goslin, Acting Chairman

Attest:

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Matthew B. DeLeon, Secretary